



COUNTY OF WEBB
(CAEA)
CONTINGENCY ALLOWANCE EXPENDITURE
AUTHORIZATION

Project: Webb County Parking Garage Renovation

CAEA Authorization No: 1

Architect's Project No.: 1919

Date: 19-Sep-25

To: Chamberlin San Antonio, LLC
146 Industrial Drive
Cibolo, TX 78108

Attention: Heith Masters

You hereby authorize us to perform the following items to work and to adjust the allowance sum accordingly as indicated below. This is not a change order and does not increase nor decrease the Contract Amount or the Contract's Schedule date of completion.

Description of Proposed Work:

PCO#1

01. Concrete Epoxy overlay for low PSI concrete. Required for warranty	Deduct	\$31,085.00
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Total Proposed Cost: \$31,085.00

The following Items are herein accepted:

PCO#1

01. Concrete Epoxy overlay for low PSI concrete. Required for warranty	Deduct	\$31,085.00
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Subtotal Cost: \$31,085.00

Total Deducts from Contingency: \$31,085.00

Original Contract Sum	\$1,385,367.00
Original Contingency Allowance Sum	\$77,500.00
Allowance Balance Prior to this Authorization	\$77,500.00
Allowance Sum to be changed by this Authorization	\$31,085.00
New Allowance Balance	\$46,415.00



Ricardo Solis , AIA for Frank Architects Inc.

Heith Masters, Chamberlain San Antonio, LLC

Guillermo Cuellar, Webb County Engineer



Change Order Request

PCO#: 2
Date: 8/8/2025

Webb County Sheriff Parking Garage Renovation
Project: 25031. 1

To: Guerrero Juan
Guillermo Cuellar
GBcuellar@webbcountytx.gov-engineer
956-523-4149
juguerrero@webbcountytx.gov

From: Heith Masters
Chamberlin San Antonio, LLC
146 Industrial Drive
Cibolo, TX 78108
210-822-6536
hmasters@chamberlinltd.com

We propose to furnish all labor, materials, tools, equipment, and insurance necessary to fully perform and complete the following scope of work:

Concrete Epoxy Overlay for Traffic Coating

Concrete Epoxy overlay for low PSI concrete. Concrete Over-Lay needed for warranty

Work to be completed

1. Prep Surface and Make ready for epoxy coating.
 - a. Clean surface of any dirt, oil, debris.
 - b. Remove loose or flaking substrate.
 - c. Prep joints.
2. Open joints.
3. Replace any joint sealant.
4. Fill in any un-even surfaces or damaged areas.
5. Apply with a flat squeegee Neogard approved epoxy over-lay system per manufacturer specifications
6. Broadcast sand aggregate to insure strength and adhesion.
7. Properly terminate and feather edges for seamless intergration and cohesion with existing material.

Item 2 - Concrete Epoxy Overlay for Traffic Coating

**Reason: Weak Damaged concrete restoration and improvements to except a traffic coating warranty.*

***Notes: this additional work will delay finish time by approx. 2 weeks.*

~~-\$36,284.00~~

Total PCO 2 ~~-\$36,284.00~~

\$31,085.00

Items Breakdown Attached

Change Proposal Detail Sheet

Project No. & Name: Webb County Parking Resto Change Proposal No. PCO#2
 Contractor Name: Chamberlin Austin, LLC Prepared By: Heith Masters Change Proposal Date 8-Aug-25
 Description of Change: Concrete Epoxy Overlay for low PSI Concrete

Line Item	Description	Quantity	Units	Unit Labor Cost			Labor Total		Mat/Equip Unit Cost	Material Equipment Total	Subcontract
1	Scope of Work										
2	Material										
3	100% Solids Overlay Epoxy	175.00	Gallons						75.00	13,125.00	
4	Sand	127.00	Bag						15.00	1,905.00	
5	Sealant	50.00	Items						12.00	600.00	
6										0.00	
7										0.00	
8										0.00	
9										0.00	
10										0.00	
12										0.00	
13										0.00	
14	Labor										
15	4 Men/ + Burden	281.00	HRS	55.00			15,455.00				
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SUBTOTAL					0		15,455	0		15,630	0

		Work performed by Contractors own employees (per Contract) SUBTOTAL	\$	31,085.00
		FEE (includes Profit and Overhead)	\$	4,662.75
		SUB TOTAL	\$	35,747.75
		Bond Rate % if applicable: 1.500%	\$	536.22
		TOTAL FOR THIS CHANGE PROPOSAL	\$	36,284

GC Fee and Bond Rate already included in the the total project budget.



PCO#: 2
Date: 8/8/2025

Change Order Request

Webb County Sheriff Parking Garage Renovation
Project: 25031. 1

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Incorporated Notes

- This offer is good for thirty (30) days
- All work to be performed during **normal business hours unless otherwise stated above**
- Owner/Contractor **agrees to furnish:** complete access to work areas, dumpster, toilet facilities, potable water, and all electrical power, as required, at no additional cost to Chamberlin
- All surfaces to be given to Chamberlin in a smooth, broom clean condition, free of contaminants, form oils, release agents, voids, fins, and projections
- Chamberlin is not responsible for recognizing, locating, or removing asbestos, PCB's, or other hazardous materials.
- Chamberlin is **licensed, certified or approved** to install the systems described above
- Unforeseen conditions or circumstances are not assumed nor anticipated in the scope of work proposed above and will be brought to your attention immediately upon discovery by Chamberlin personnel for a prompt resolution
- Chamberlin's **standard warranty excludes:** failures caused by failure of the substrate, moisture vapor transmission or hydrostatic pressure, abuse, conditions that exceed the limitations of the materials, sufficiency of the design; removal and replacement of overburden materials; incidental and consequential damages
- All colors are to be selected from the manufacturer's standard colors
- Samples of products or systems presented for review are intended only to provide a general representation and not necessarily an exact replica of the products or systems to be furnished or installed
- Please be advised that the products and methods outlined in this proposal are based on our visual survey, plans, specifications, or our practical experience in resolving similar problems for our customers; we are not design professionals, architects, or registered engineers, and are not responsible for determining building code compliance and do not perform design services
- For CIP, notwithstanding anything to the contrary the CIP deduction, contract reduction, is limited to the amount of insurance premium that will be saved by Chamberlin due to the provision of insurance by General Contractor to Owner. Specifically, but not limited to, excess-umbrella coverage, on which Chamberlin has a flat fixed premium where there will be no deduct provide as there is no savings to benefit Chamberlin.
- The proposal is not for the sale of goods, but rather a service contract for the installation or application of products, systems or materials. Therefore, **THE IMPLIED WARRANTIES OR MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE ARE HEREBY EXCLUDED.**
- Excludes building permit, P & P Bonds, overtime, window cleaning, accelerated schedules, field or laboratory testing, mockups, liquidated damages, temporary facilities or utility hook-ups or night or weekend work.
- This proposal **EXCLUDES** any reference that Chamberlin has fully examined and analyzed all site conditions that may affect performance and to affirm no conditions exist that may affect the progress, performance or price of the work. If physical conditions are of an unusual nature that differ materially from those ordinarily found to exist and generally recognized as inherent in construction activities of that type, Chamberlin will immediately stop working in the area and provide written notice promptly and before the conditions are disturbed, in addition Chamberlin may be entitled to an equitable adjustment in the contract sum, contract time or both.
- **Because of uncertainty in future material availability, unpredictable and rapidly increasing pricing of many construction materials, the material referenced in this proposal (contract) may not be available when needed for this project or can only be obtained at prices in excess of what has been provided when budgeted for this project. In some circumstances, the manufacturer is not processing orders or materials are not even available. Otherwise, in order to reduce these risks, Chamberlin recommends that the materials be ordered at this time, if**

We appreciate the opportunity to submit our proposal for this project. Chamberlin has been in business over 100 years. We would like to be your "**Single Source**" contractor for everything from waterproofing to caulking to traffic coatings to roofing. We are financially sound and professionally capable and will perform the work right-the first time. We would like the opportunity to review the scope of this proposal with you soon. Please call if you have any questions.

Sincerely,

Heith Masters
CHAMBERLIN ROOFING & WATERPROOFING